

118.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

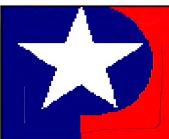
755,800 / 755,800

USE VALUE:

755,800 / 755,800

ASSESSED:

755,800 / 755,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
112		WRIGHT ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		10969.000	230,100	1,300	524,400	755,800		76303
								GIS Ref
								GIS Ref
								Insp Date
								09/26/18
Source: Market Adj Cost		Total Value per SQ unit /Card: 499.87		/Parcel: 499.87		Entered Lot Size		
						Total Land:		
						Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: FLOWERS WILLIAM V & ISABEL

Owner 2:

Owner 3:

Street 1: 112 WRIGHT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			BMT GAR NO ACCESS / EX TOILET AND SINK.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 2	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: OLIVE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1955	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G5		Fact: .		Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	2	1									
Avg Ht/FL: STD				Functional:		%		Additions:													
Prim Int Wal 1 - Drywall				Economic:		%		Kitchen: 2003													
Sec Int Wall:		%		Special:		%		Baths:													
Partition: T - Typical				Override:		%		Plumbing:													
Prim Floors: 4 - Carpet				Total:	18.6 %			Electric:													
Sec Floors:		%		CALC SUMMARY				Heating:													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 100.00				General:													
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2										
Bsmnt Gar: 0				Const Adj.: 0.99000001																	
Electric: 3 - Typical				Adj \$ / SQ: 133.650																	
Insulation: 2 - Typical				Other Features: 87031																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W				NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC: 100		Adj Total: 282632																	
Solar HW: NO		Central Vac: NO		Depreciation: 52570																	
% Com Wal		% Sprinkled		Depreciated Total: 230063																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 118.0-0004-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
A2	WOOD SHD	D	Y	1	8X14	A	AV	1985	7.79	T	27.2	101			600		600				
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700		700				
More: N		Total Yard Items:	1,300	Total Special Features:					Total:						1,300						